



# BETHEL COMMUNITY CENTER

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Available for Sale  
Exclusively by *Tegar Corp*

Mikel Rastegar  
(310) 435-2002 | [mikel@tegar.com](mailto:mikel@tegar.com)



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# PROPERTY INFORMATION

Office and retail building strategically situated on the outskirts of Downtown Chicago. The contemporary infrastructure constructed in 2005 encompasses 22,257 sq ft, providing a sophisticated and functional workspace. Boasting a consistent high income yield, this property benefits from substantial foot traffic in its bustling surroundings. Centrally positioned at the intersection of Lake St. and Pulaski, this location ensures visibility and accessibility for maximum business impact. The building consistently attracts distinguished tenants, and is currently home to occupants such as Mary Crane League, creating a brand of professionalism and credibility. A generous adjacent lot consisting of 40 parking spaces ensures easy accessibility for both tenants and visitors. The proximity to the CTA Green Line train and major public transportation hubs provides connectivity for commuters and easy transportation. This is a highly gentrified area.



PROPERTY DETAILS	
RENTAL RATE	\$17.00 to \$22.00 / SF /YEAR
NUMBER OF TENANTS	4
GROSS LEASEABLE AREA	22,257 SF
YEAR BUILT	2005
PROPERTY TYPE	Retail: Storefront or Office
PARKING RATIO	4.35/1,000 SF





# VACANCIES

**306 N Pulaski Street, 1st Floor, Suite 306, Chicago, IL 60624**

Size: 1,309 SF

Term: Negotiable

Rental Rate Performa: \$17.00 /SF/YR OR \$22,253

Rent Type: Full Service

Space Use: Office

Availability: Now

- Rental rate includes utilities, building services and property expenses

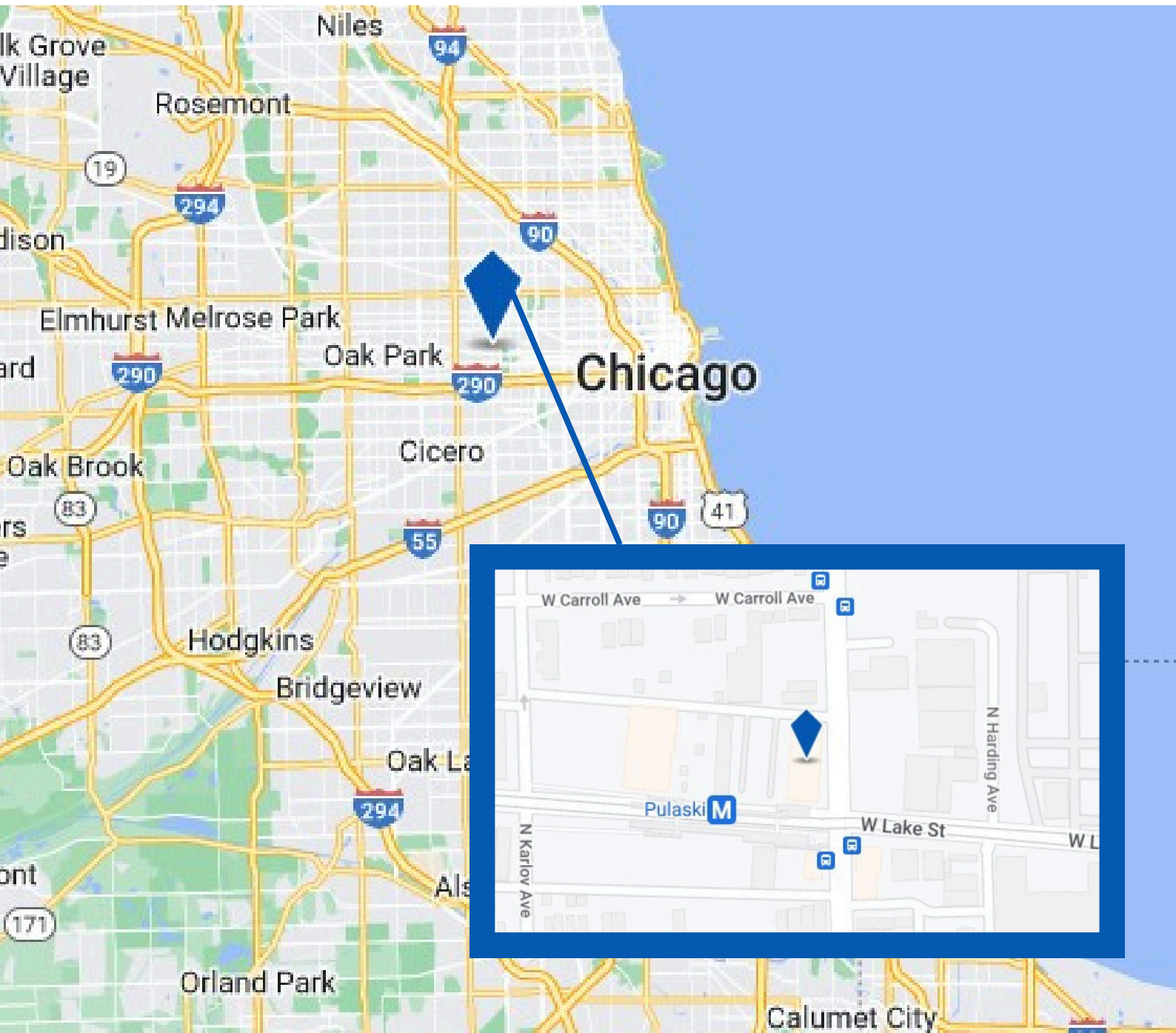


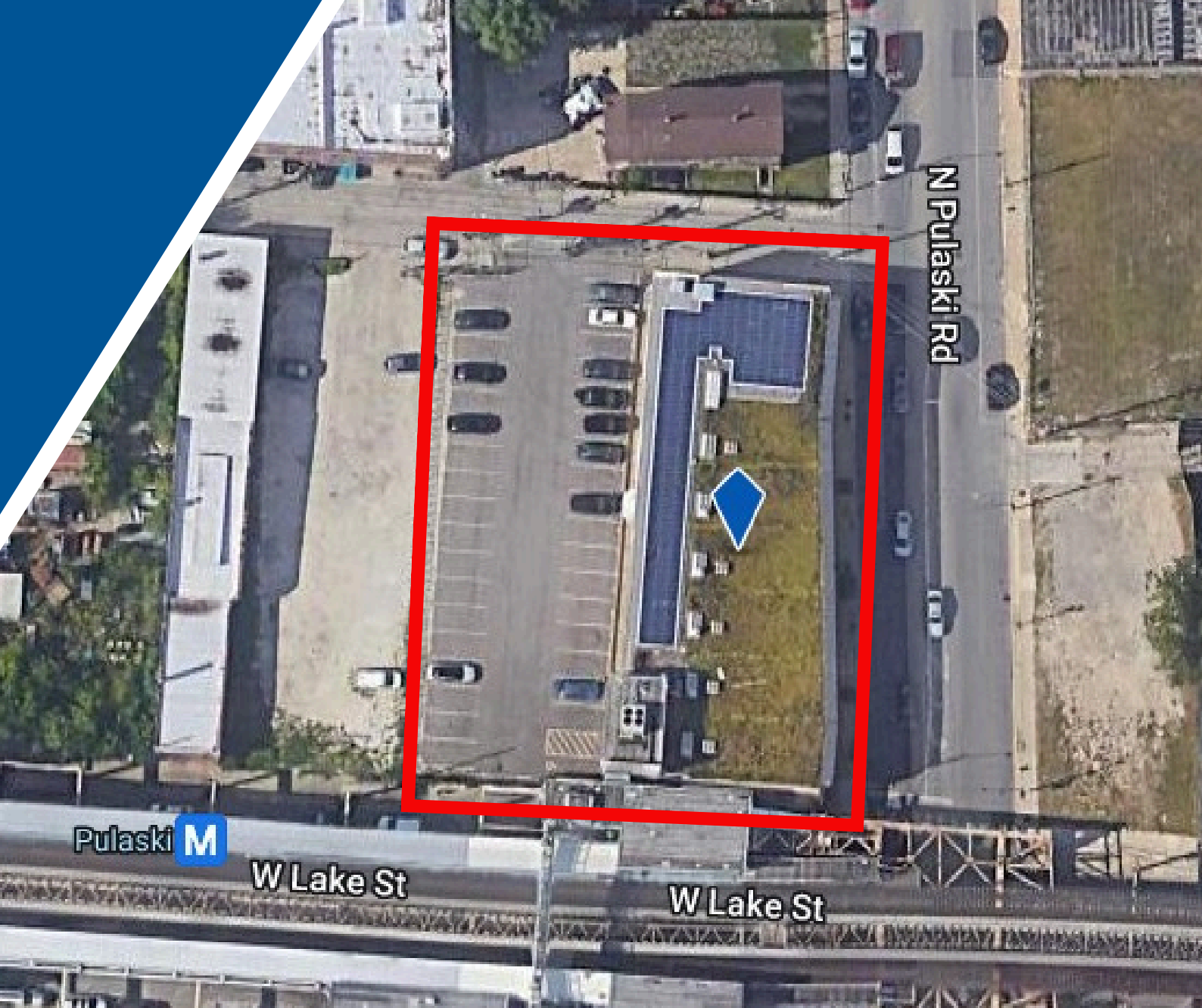
# LOCATION INFORMATION

**304 - 316 N. Pulaski Street, Chicago IL 60624**

**Population: 514,021 within 3 miles & 43,547 within 1 mile**

**Traffic: 31,100 vehicles per day**





**Bethel Community Center is a 22,257 square feet, two story, mixed use office and retail space adjacent to the train with plenty of parking. Come join US Bank, Mary Crane League, and other great office users!**

# FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	
PRICE	\$1,999,999
RENTAL RATE PERFORMA	\$17.00 / SF / YEAR
NET INCOME	\$93,112 / YR







# RENT ROLL

TENANT	MONTHLY RENT	ANNUAL RENT
US Bank	\$3,971	\$47,652
YNK Market	\$1,900	\$22,800
Mary Crane League	\$17,065.00	\$204,756

VACANT UNIT	SQUARE FEET	RENTAL RATE PERFORMA	TERM
1st Floor, Suite 306 (Previously, US Attorney General's Office)	1,309 SF	\$17.00 / SF / YEAR OR \$22,253 / YR	Negotiable

<b>TOTAL EXPECTED</b>	\$24,788 / MO	\$297,461 / YR
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# EXPENSE SUMMARY

UTILITIES	PER YEAR
PEOPLE'S GAS	\$7,961
CITY OF CHICAGO WATER	\$8,139
ELECTRICITY	\$28,760
<b>TOTAL UTILITIES</b>	<b>\$44,860</b>

EXPENSES	PER YEAR
INSURANCE	\$10,476
PROPERTY MANAGEMENT	\$6,000
PROPERTY TAXES (2023)	\$126,462
ELEVATOR MAINTENANCE CONTRACT	\$4,080
WINDOW WASHING	\$2,880
AT & T	\$2,251
FIRE ALARM	\$535.00
HVAC	\$5,500
LANDSCAPE / SNOW REMOVAL	\$1,305.00
<b>TOTAL</b>	<b>\$159,921</b>
<b>GRAND TOTAL PLUS UTILITIES: \$204,349</b>	



# LET'S WORK TOGETHER



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**MIKEL RASTEGAR**

(310) 435 - 2002

[mikel@tegar.com](mailto:mikel@tegar.com)

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